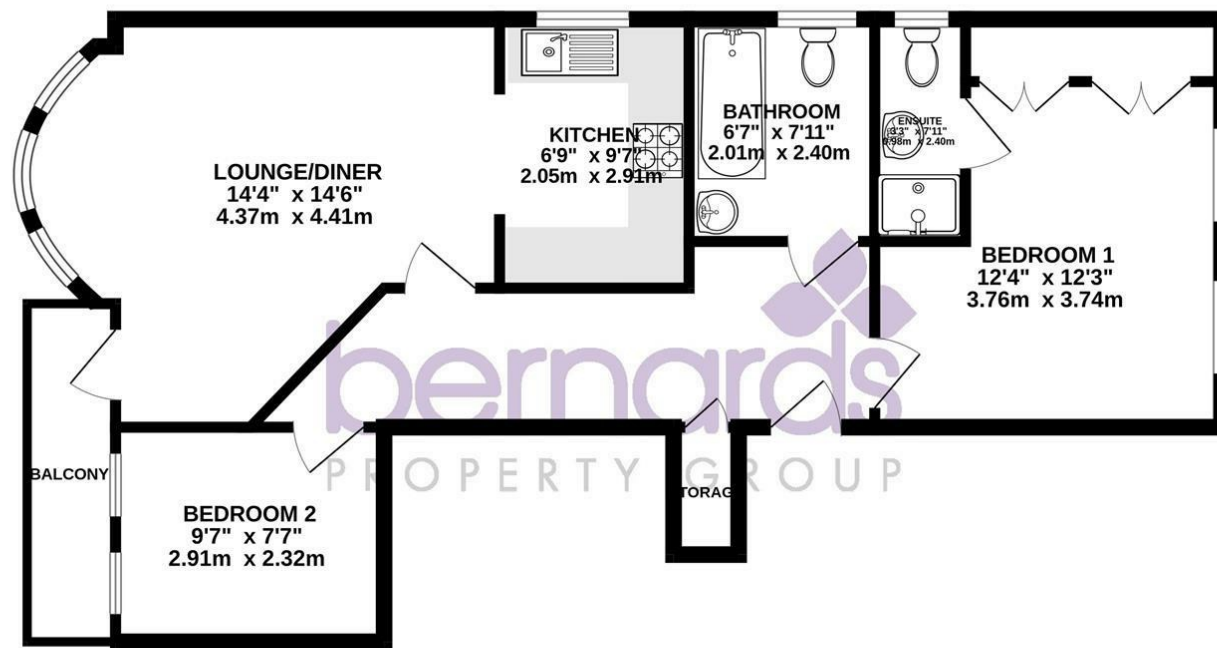
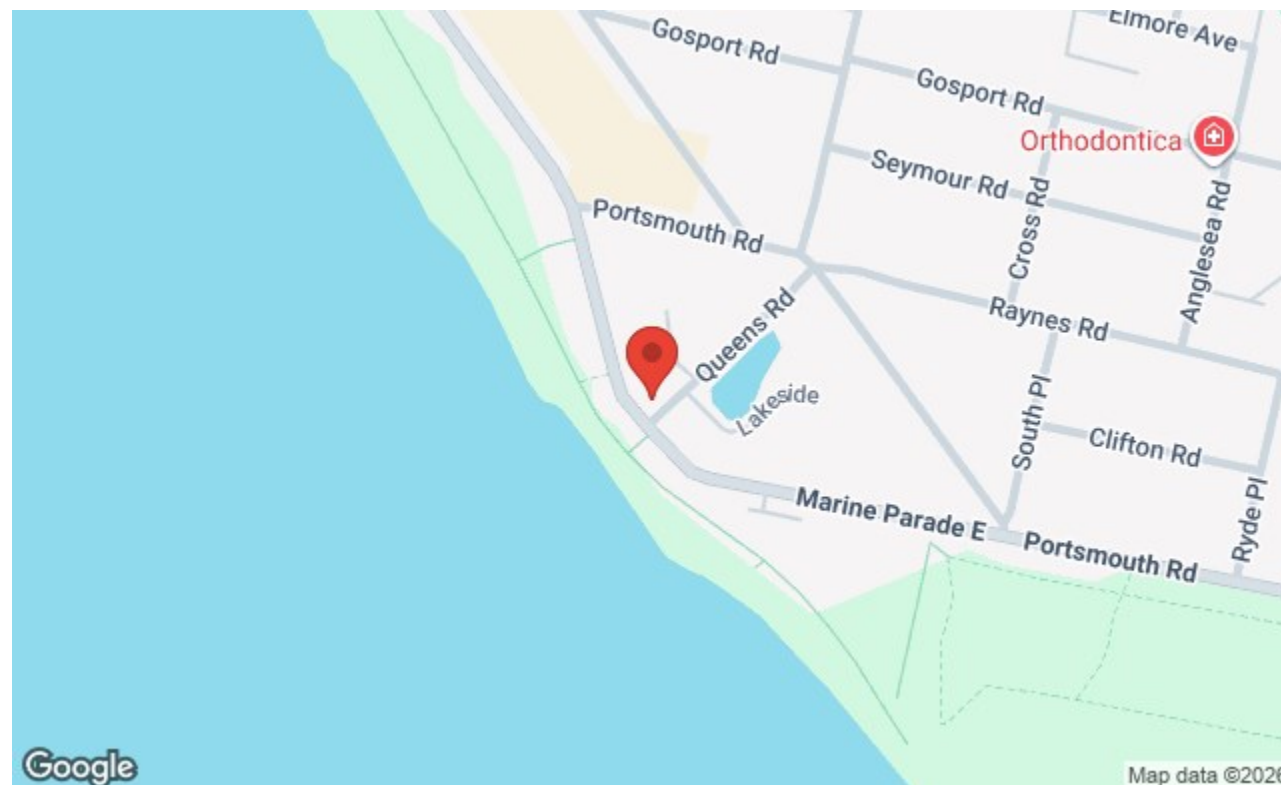


GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



Asking Price £350,000

Queens Road, Lee-On-The-Solent PO13 9AH

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## HIGHLIGHTS

- First-floor seafront apartment
- Stunning Solent and Isle of Wight views
- Private balcony overlooking the waterfront
- Spacious lounge/diner with feature bay window
- Modern open-plan fitted kitchen with integrated appliances
- Two double bedrooms
- En-suite shower room to principal bedroom
- Modern family bathroom
- Allocated resident parking and communal storage room
- Highly regarded Beachcrest development close to local amenities and the seafront

Situated within the highly regarded Beachcrest development on Lee-on-the-Solent's sought-after seafront, this beautifully presented first-floor apartment offers modern coastal living with stunning views across the Solent towards the Isle of Wight.

Beachcrest is a well-maintained and attractive development, ideally positioned just moments from the waterfront and within easy reach of local amenities. Residents benefit from allocated parking, a communal storage room and secure communal areas, creating an easy and enjoyable lifestyle by the sea.

The apartment itself is presented in excellent condition throughout and offers spacious, well-balanced accommodation. The heart of the home is the impressive open-plan lounge and dining room, a bright and welcoming space centred around a striking bay window that perfectly frames the sea views. There is ample room for both living and dining furniture, with access to the private balcony, an ideal spot to sit and enjoy the ever-changing coastal outlook.

Open to the living space is the modern fitted kitchen, offering a range of integrated appliances, generous worktop space and practical storage, making it equally suited to everyday living and entertaining.

Bedroom two is a comfortable double room positioned to the front of the apartment, also enjoying views towards the Solent. Its versatile layout lends itself equally well as a guest bedroom, home office or additional reception space depending on individual requirements.

The spacious family bathroom is centrally located and well-appointed, while a useful storage cupboard in the hallway provides additional practicality.

To the rear of the apartment, bedroom one is a generous double room complete with fitted wardrobes and a modern en-suite shower room, creating a comfortable principal suite away from the main living accommodation.

Call today to arrange a viewing

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# PROPERTY INFORMATION

**LEASEHOLD**  
LEASEHOLD - COUNCIL TAX  
BAND: D  
Lease of 120 Years  
Ground rent £100  
Service Charge £1,351.00

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**DISCLAIMER STATEMENT**  
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

**AML - ANTI MONEY LAUNDERING PROCEDURE**  
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer

without the AML check being completed

**FINANCIAL SERVICES**  
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If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**RECOMMENDED SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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